San Joaquin Valley
Transit Oriented Development
Design Competition
RULES

1. There will be two competitions; one for a large site and one for a small site. An applicant may choose to enter one or both competitions.

    a. Large Site: There is a choice between two sites for the large site competition:

        1. Manchester Mall (See attached Exhibit A)

        2. The property near where the future high speed rail station will be located (APN's 466-214-17 and 466-215-20) (See attached Exhibit B).

    b. Small Site: There is only one site for the small site competition:

        1. An approximately 1.4 acre site located on the north side of E. Ventura Street between 10th and 11th Streets (see attached Exhibit C)

2. The following items must be included in the submittal:

    a. Cover page indicating who is submitting the application and the site chosen

    b. Site Plan of proposal

    c. Building renderings/elevations

    d. Project description (detailed)

    e. Describe why the proposal is the best use of the subject site.

    f. Describe the obstacles that would be encountered if the proposal was a real project being proposed and constructed today. What are some possible solutions to these obstacles?

3. All submittals must be received by the City of Fresno Planning and Development Department (2600 Fresno Street, Room 3076, Fresno, CA 93721) by 5 p.m. on June 16, 2010. If hard copies are submitted, please submit four copies.

4. Proposals may also be submitted electronically by 5 p.m. on June 16, 2010. If proposals are submitted electronically, please submit in PowerPoint or PDF format to Bonique.Salinas@fresno.gov. You will receive a confirmation that the proposal has been received within 24 hours of receipt. You may also call (559) 621-8024 to verify that the proposal

has been received. Please note that the maximum file size that can be received via e-mail is 25 megabytes for each attachment with a 50 megabyte maximum per e-mail. If the submittal is larger than this, please utilize a FTP site and provide the appropriate link and password if needed.

5. All finalists will be required to submit hardcopies of their proposal once chosen.

6. Judging:

   The top three proposals in each of the two categories will be selected by an internal panel.

   Submissions will be judged on the following criteria:

   a. Creativeness and practicality of the design

   b. The applicant's reasoning as to why the proposal highest and best use of the site.

   c. The thoughtfulness of the description of obstacles and potential solutions to these obstacles.

   d. Design features that make the proposal "Transit Oriented Development".

      Design guidelines for transit oriented development will be provided at the May 28th workshop. These guidelines, along with other general TOD principles shall be incorporated into the design of the proposal. These design features must be described in the project description.

      For the purpose of this competition, **Transit Oriented Development (TOD) is defined as** "moderate to higher-density development located within an easy walk of a major transit stop, generally with a mix of residential, employment and shopping opportunities designed for pedestrians without excluding the auto. TOD can be new development or reconstruction of one or more buildings whose design and orientation facilitate transit use".

7. The six finalists will be notified by June 22, 2010. The finalist must prepare a 15 minute PowerPoint presentation to be presented at the third TOD workshop on June 25, 2010. This 15 minute presentation will be followed by 10 minutes of questions and answers from the audience.

8. The audience attending this workshop will decide the winner of the competition (either a panel of audience members or the audience as a whole). The winner of the large site competition will receive $4,500 and the winner of the small site competition will receive $3,000.

9. To find out more about the TOD workshops, please visit our website at www.fresno.gov.todworkshops

Exhibit A

Large Site- Choice 1

Exhibit B

Large Site- Choice 2

Exhibit C

Small Site